



MICHAEL A. BROWN

— Solicitors & Estate Agents —



166B Long Lane, Broughty Ferry, DD5 2EF

Fixed Price **£119,000**



- Ground Floor Flat
- Requires Modernisation
- Overlooks St Aiden's
- Central Broughty Ferry
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom

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This GROUND FLOOR FLAT is situated in a traditional stone-built tenement which overlooks St Aiden's Church Yard in central Broughty Ferry. The flat requires internal modernisation and upgrading. There are double glazed windows and a secure entry phone system. The large, south facing mutual rear garden is well maintained and cared for. The property has easy access to both Brook Street and the Esplanade.

ENTRANCE HALL

Cloaks and linen cupboards. Entry phone.

LOUNGE

Overlooks the Church yard. Fireplace.

KITCHEN

Fitted with wall and base units and work surfaces. Inset sink with drainer and mixer tap. Window overlooks rear mutual garden.

DOUBLE BEDROOM

Fitted with triple wardrobes. Window overlooks Long Lane.

BEDROOM

Built in double wardrobes with mirror sliding doors. Window overlooks rear mutual garden.

BATHROOM

White three-piece suite. Electric shower over bath. Part tiled walls.

MUTUAL GARDEN

The common rear garden is mainly laid out with large lawn and drying poles. Enclosed for privacy and south facing.

LOCATION

East end of Long Lane.

NOTE

The hot water immersion tank requires replacement.

EPC – D

HOME REPORT VALUATION - £125,000

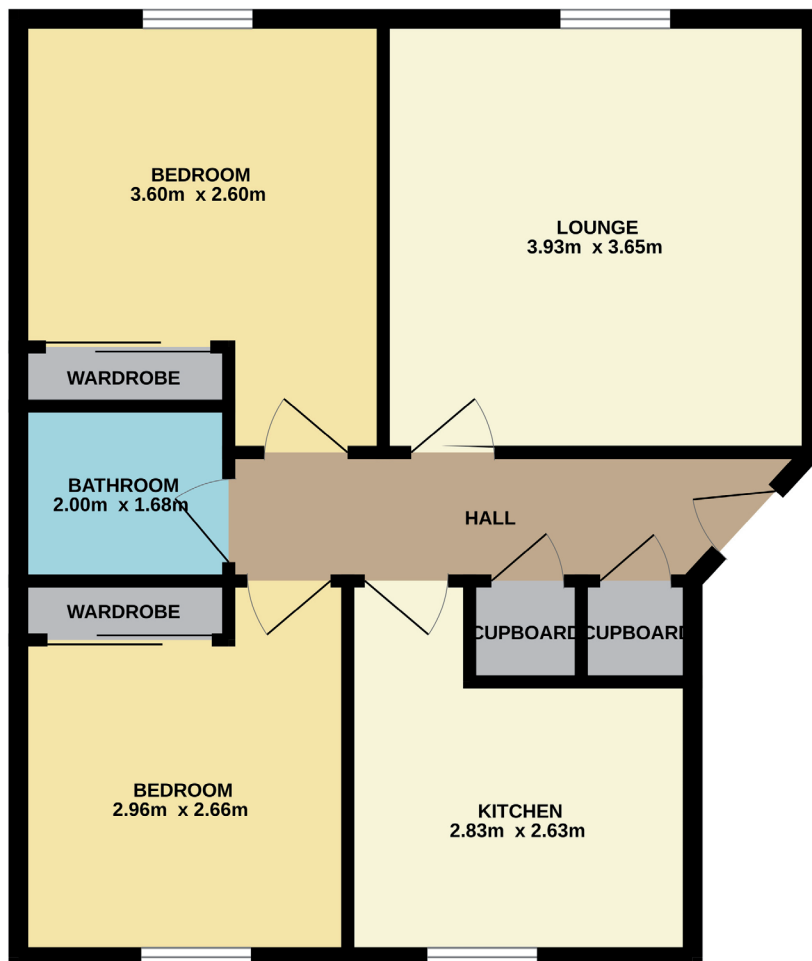




ACCOMMODATION

(All measurements are approx.)

Lounge	12'9" x 12'0"	(3.93m x 3.65m)
Kitchen	9'3" x 8'6"	(2.83m x 2.63m)
Bedroom	11'8" x 8'5"	(3.60m x 2.60m)
Bedroom	9'7" x 8'7"	(2.96m x 2.66m)
Bathroom	6'6" x 5'5"	(2.00m x 1.68m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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